| 176.0 | 0006 | 0012.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 651,900 / 651,900 |
| | | | | | USE VALUE: | 651,900 / 651,900 |
| | | | | | ASSESSED: | 651,900 / 651,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 107 | | HIBBERT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PHILLIPS BARBARA A |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 107 HIBBERT STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PHILLPS BARBARA A--ETAL - |
| Owner 2: | WALLA NANCY R - |
| Street 1: | 107 HIBBERT STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1933, having primarily Vinyl Exterior and 1786 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 3600.000 | 282,300 | | 369,600 | 651,900 |
| Total Card | 0.083 | 282,300 | | 369,600 | 651,900 |
| Total Parcel | 0.083 | 282,300 | | 369,600 | 651,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.09 | /Parcel: 365.0

**Legal Description**

**User Acct** 118517

**GIS Ref**

**GIS Ref**

**Insp Date** 07/07/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 176.0-0006-0012.0

!13774!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 282,300 | 0 | 3,600. | 369,600 | 651,900 | 651,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 224,600 | 0 | 3,600. | 364,300 | 588,900 | 588,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 224,600 | 0 | 3,600. | 279,800 | 504,400 | 504,400 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 224,600 | 0 | 3,600. | 264,000 | 488,600 | 488,600 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 224,600 | 0 | 3,600. | 242,900 | 467,500 | 467,500 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 219,300 | 0 | 3,600. | 227,000 | 446,300 | 446,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 219,300 | 0 | 3,600. | 209,100 | 428,400 | 428,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 219,300 | 0 | 3,600. | 209,100 | 428,400 | 428,400 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 03:40:55 |

**LAST REV**

| Date | Time |
|---|---|
| 07/30/18 | 11:51:10 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13774

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PHILLPS BARBARA | 40204-129 | | 7/30/2003 | Family | 99 | No | No | | |
| KOTONIAS GREGOR | 24009-33 | | 12/8/1993 | | 186,000 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 118517 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/6/2015 | 461 | Insulate | 2,756 | | | | | |
| 9/18/2003 | 794 | New Wind | 6,000 | | | | | |
| 4/10/2002 | 233 | Re-Roof | 4,000 | C | | | | |
| 5/4/2001 | 266 | Wood Dec | 1,000 | O | | | | 8X12 DECK |
| 6/8/1992 | 223 | Manual | 2,000 | | | | | REPAIR STAIRS |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/7/2018 | Meas/Inspect | BS | Barbara S |
| 11/7/2008 | Measured | 345 | PATRIOT |
| 12/20/1999 | Mailer Sent | | |
| 12/16/1999 | Measured | 276 | PATRIOT |
| 7/21/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 3600 | | Sq. Ft. | Site | | 0 | 70. | 1.47 | 6 | | | | | | | | | 369,601 | | | | | | 369,600 | |

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1933 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G4 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 167.046 |
| Other Features: | 90250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 383545 |
| Depreciation: | 101256 |
| Depreciated Total: | 282289 |

## COMMENTS

16FT DORMER REAR, 26FT SHED DORMER FRONT.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 8 | | BRs: 3 | | Baths: 2 | | | | | HB | | |

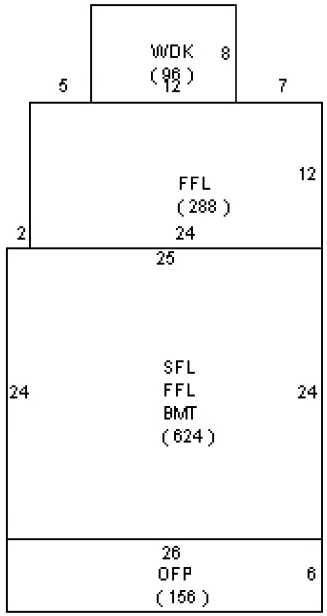
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | M |
| Totals | | | |
| 1 | 8 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 167.05 |
| Special Features: | 0 | Val/Su Net: | 120.13 |
| Final Total: | 282300 | Val/Su SzAd | 191.57 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 912 | 167.050 | 152,346 |
| BMT | Basement | 624 | 66.400 | 41,434 |
| SFL | Second Floor | 562 | 167.050 | 93,813 |
| OFP | Open Porch | 156 | 26.800 | 4,181 |
| WDK | Deck | 96 | 15.840 | 1,520 |
| | Net Sketched Area: | 2,350 | Total: | 293,294 |
| Size Ad | 1473.5999 | Gross Are | 2412 | FinArea 1786 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | A | |
| SFL | 90 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

176.0-0006-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|